

**MINUTES**  
**BOARD OF ADJUSTMENT**  
Regular Meeting  
July 27, 2015  
5:00 P.M.

Attendees: Chairman Baxter, Duff, Rhodes, Young

Absent: Jones

**OATH OF OFFICE**

Nancy Duff

**APPROVAL OF MINUTES**

Member Jones offered the following Motion:

I move that the reading of the minutes for May 27, 2015, be waived, and that the Minutes of said meeting, as prepared by the secretary, be approved as written.

The motion was seconded by Member Young and adopted (3).

**ELECTION OF OFFICER**

Vice Chair

Member offered the following Motion to Nominate Member Rhodes for Vice-Chair of the Board of Adjustment.

The Motion was seconded by Member Duff and adopted (3).

**OLD BUSINESS:**

McMurry & Livingston Building, PLLC – Public Hearing – Variance – 201 Broadway.

Vice-Chair Rhodes offered the following Motion:

I move that this Board remove from the table the application of McMurray & Livingston Building, LLC regarding a sign to be installed at 201 Broadway.

The Motion was seconded by Member Young and adopted (4).

Member Young offered the following Motion:

I move that this Board receive and file the application of McMurray & Livingston Building, LLC for approval of a 7.74 square foot variance request for a 13.74 square foot sign to be installed at 201 Broadway.

I further move that:

(a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and

(b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and

(c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

I further move that the variance be approved.

The Motion was seconded by Vice-Chair Rhodes and adopted (4).

**NEW BUSINESS:**

**Lorraine Williams/Clayton Homes – Public Hearing – Variance – 1320 High Street.**

Vice-Chair Rhodes offered the following Motion:

I move that this Board receive and file the application of Lorraine Williams and Clayton Homes for approval of a 2' side yard variance request on both sides for a new manufactured unit to be installed 4' from the side property lines at 1320 High Street.

I further move that:

(a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and

(b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and

(c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

I further move that the variance be approved.

The Motion was seconded by Member Young and adopted (4).

**DISCUSSION:**